

Simple Approach



Estate Agents



**2 Alexander Drive, Perth
PH2 9FG**

Offers over £175,000

Well-presented and situated in a highly sought-after location, this lovely two-bedroom, end-terraced bungalow on Alexander Drive, Bridge of Earn, offers comfortable and convenient living. The property features a spacious layout with two good-sized bedrooms, a bright and spacious lounge, and a modern kitchen and bathroom. Benefiting from gas central heating and double glazing throughout, the home ensures year-round comfort and energy efficiency. Externally, a private rear garden provides an ideal space for outdoor seating during the summer months. Located within easy reach of local amenities and transport links, this property presents an excellent opportunity for a variety of buyers. Viewing is essential to appreciate all that is on offer here at Alexander Drive, Bridge Of Earn.

Lounge

16'7" x 11'8" (5.06 x 3.58)

Kitchen

8'10" x 9'8" (2.70 x 2.95)

Bedroom One

12'1" x 9'0" (3.69 x 2.75)

Bedroom Two

9'8" x 9'1" (2.96 x 2.79)

CloakRoom

5'4" x 3'7" (1.64 x 1.11)

Family Bathroom

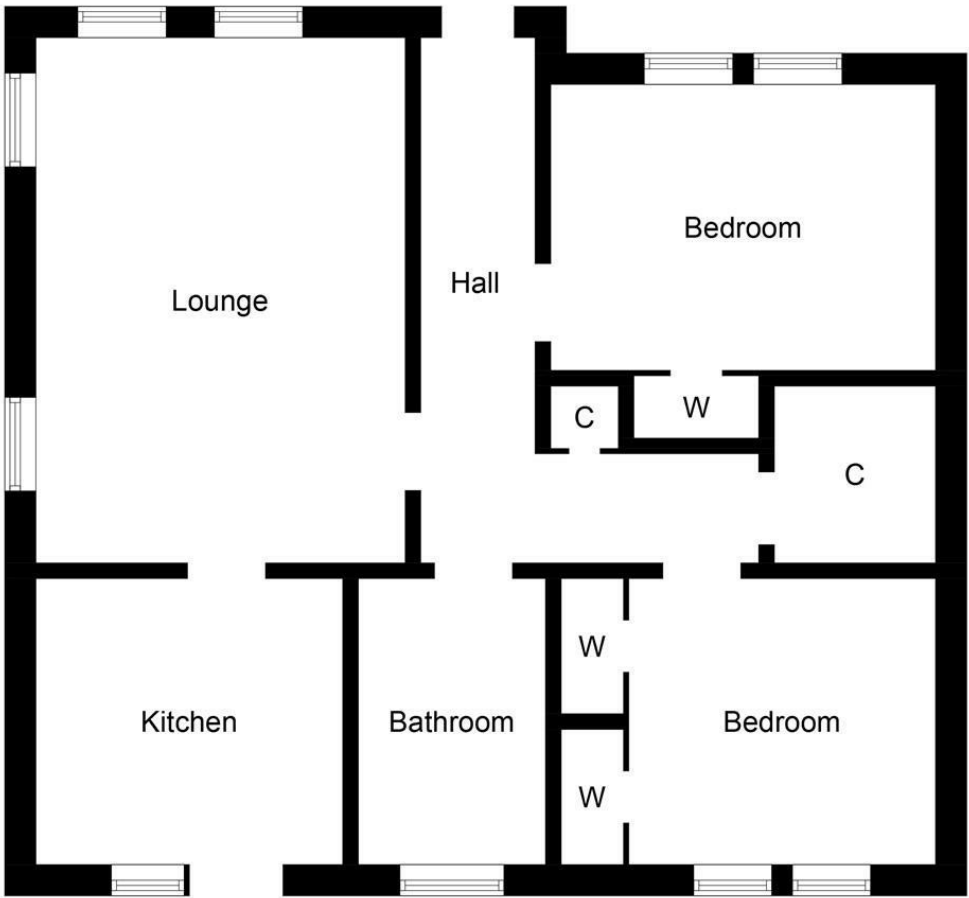
8'2" x 5'9" (2.49 x 1.76)





- Well-presented end-terraced bungalow
- Private and enclosed rear garden
- Modern Kitchen
- Two spacious bedrooms
- Gas central & double glazing throughout
- Ideal for downsizers, first-time buyers, or investors
- Sought-after residential location in Bridge of Earn
- Bright and airy living space





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		